

Land For Sale

ACREAGE:

72.33 Acres, m/l

LOCATION:

Linn County, IA

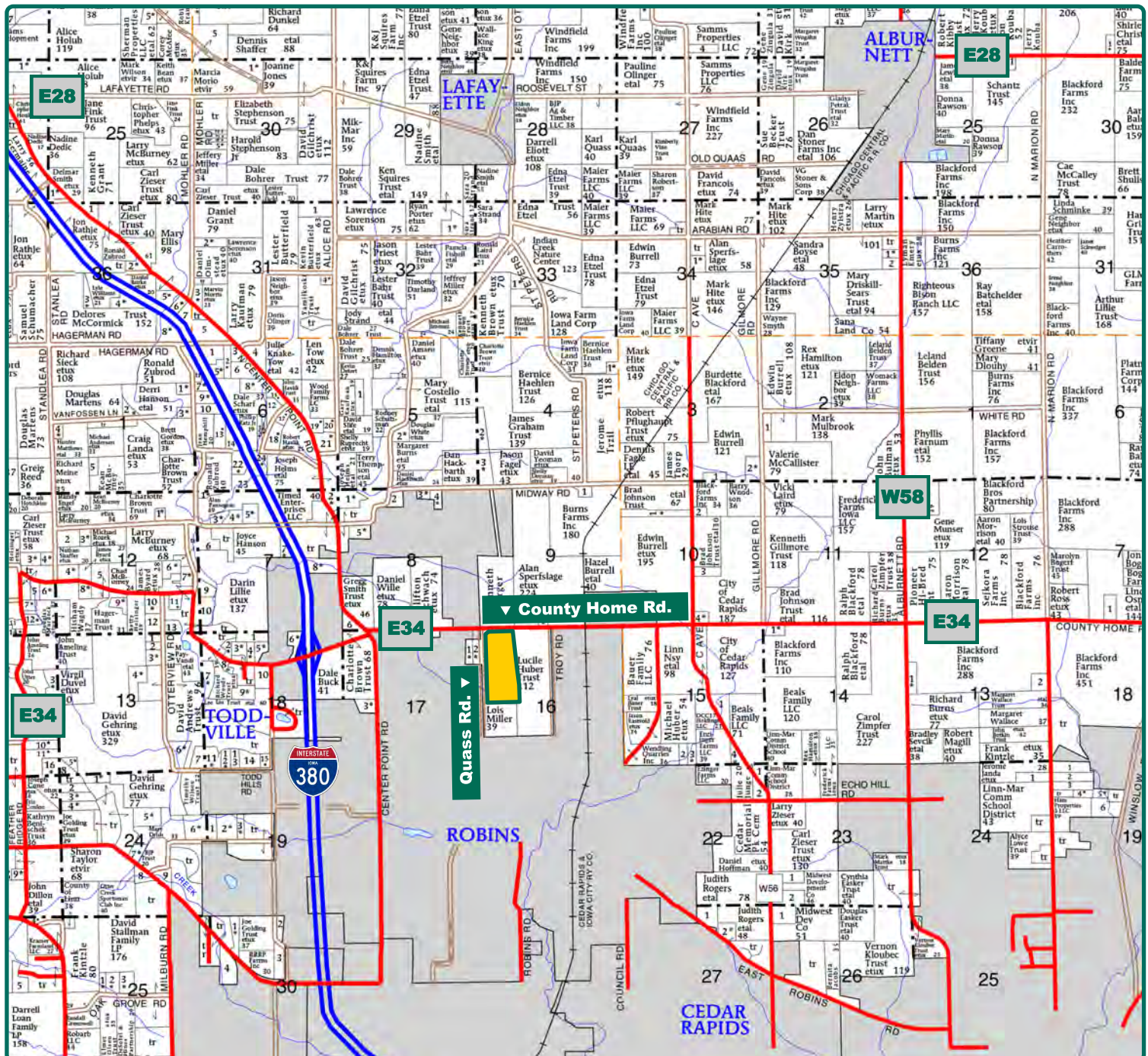


Property *Key Features*

- Prime Location Along County Home Road on the North Edge of Robins, Iowa
- 62.86 FSA/Eff. Crop Acres with an 86.80 CSR2
- Across the Road from a New Residential Development

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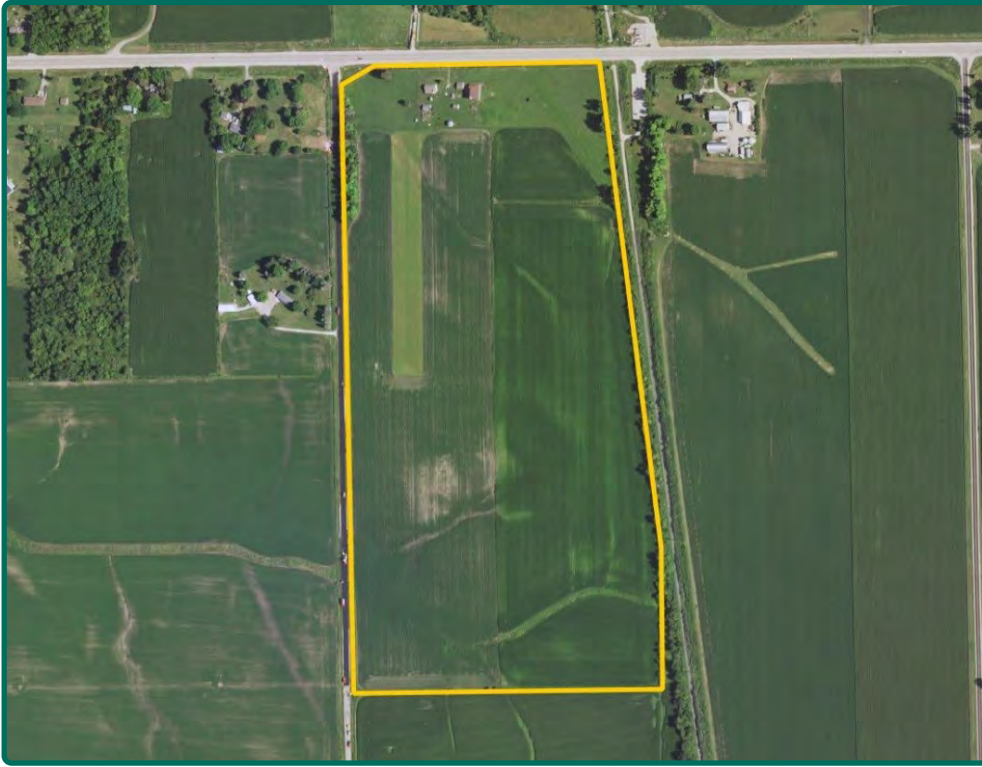
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FSA/Eff. Crop Acres: 62.86
Corn Base Acres: 30.60
Bean Base Acres: 30.20
Soil Productivity: 86.80 CSR2

Total Living SF: 1,312
Bedrooms: 3
Bathrooms: 1
Year Built: 1935
Address:
3182 County Home Rd.
Marion, IA 52302

Property Information

72.33 Acres, m/l

Location

From I-380—Exit 28, County Home Rd.:
1½ miles east on County Home Rd. The property is on the south side of the road.

Legal Description

The W½ of the NW¼, except the railroad right of way, all in Section 16, Township 84 North, Range 7 West of the 5th P.M., Linn County, Iowa and except 1 acre conveyed to the Linn County Conservation Department.

Price & Terms

PRICE REDUCED!

- ~~\$2,307,327.00~~ \$1,989,075.00
- ~~\$31,900/acre~~ \$27,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,186.00
Net Taxable Acres: 72.33
Tax Parcel ID #: 111622600100000 & 111625100100000

School District

Alburnett Community School District

House

There is a one-story home that was built in 1935. It consists of 1,312 square feet of finished living space. There are three bedrooms and one bathroom. This home includes a partial, unfinished basement.

FSA Data

Farm Number 1276, Tract 2372
FSA/Eff. Crop Acres: 62.86
Corn Base Acres: 30.60
Corn PLC Yield: 130 Bu.
Bean Base Acres: 30.20
Bean PLC Yield: 40 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Oran and Readlyn. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

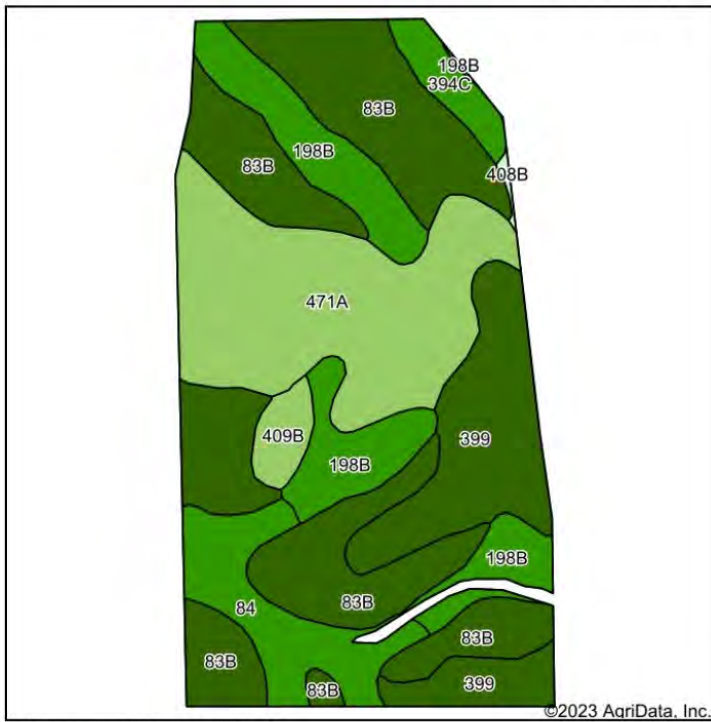
Topography is level to gently rolling.

Drainage

Drainage is natural with some tile.

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Soils data provided by USDA and NRCS.

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State: Iowa
County: Linn
Location: 16-84N-7W
Township: Monroe
Acres: 62.86
Date: 7/17/2023



Maps Provided By:
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Area Symbol: 1A113, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	22.00	35.0%		Ile	90
471A	Oran loam, 0 to 2 percent slopes	14.73	23.4%		Iw	79
399	Readlyn silt loam, 1 to 3 percent slopes	9.19	14.6%		Iw	91
198B	Floyd loam, 1 to 4 percent slopes	8.87	14.1%		Ilw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	5.07	8.1%		Ilw	88
394C	Ostrander loam, 5 to 9 percent slopes	1.60	2.5%		Ille	86
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	1.29	2.1%		Ille	75
408B	Olin sandy loam, 2 to 5 percent slopes	0.11	0.2%		Ile	64
Weighted Average					1.67	86.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

This farm includes a 4,750 Bu., grain-storage bin that was built in 1992. There are also three, older outbuildings.

Septic System

The septic system is located west of the house. The Seller is exempt from the time of transfer inspection as the Seller is an Estate.

Well Information

The well is located east of the house.

Future Land Use

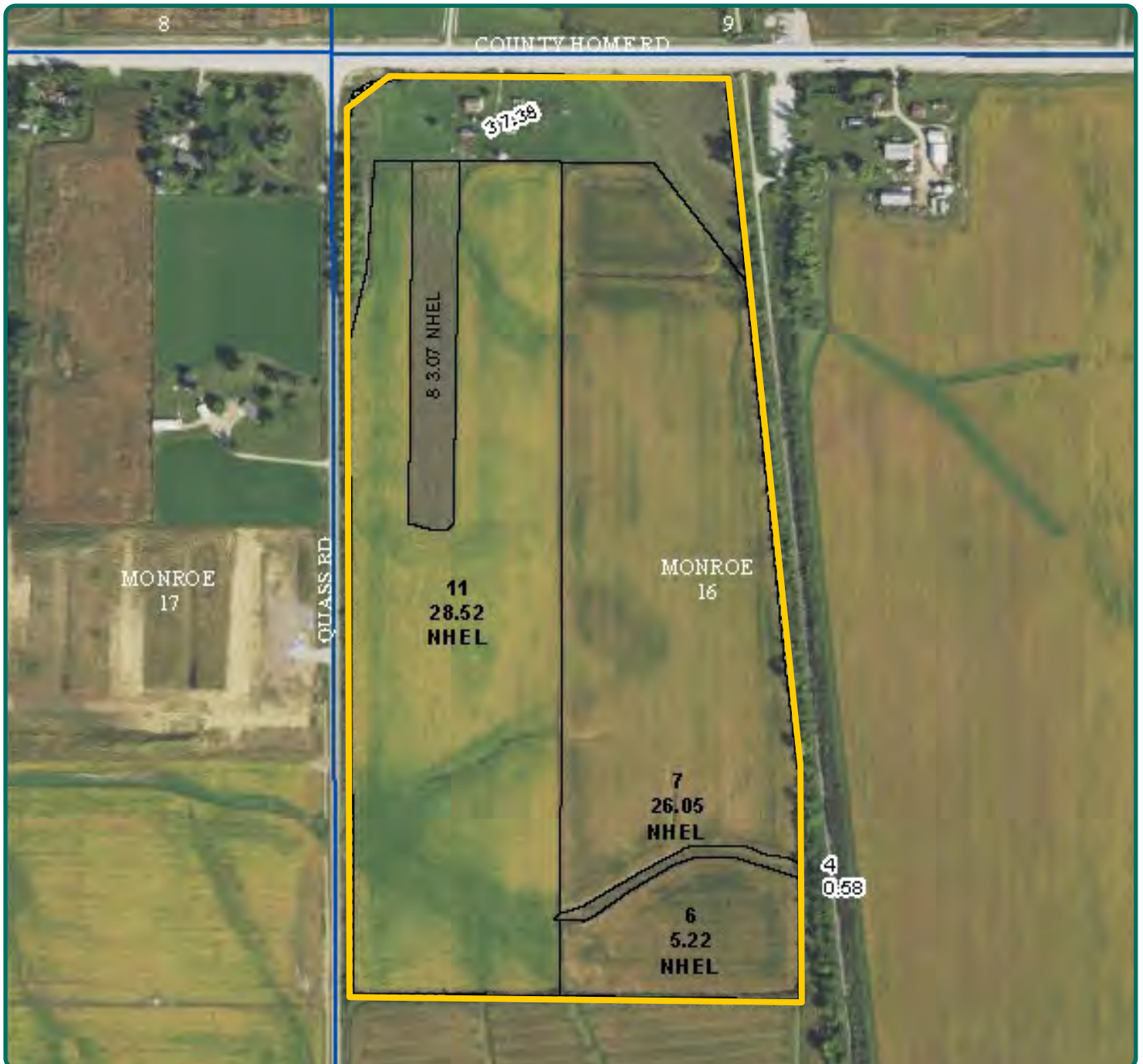
The City of Robins has determined the future use of this land to be zoned for medium density residential and highway commercial. See future land-use map for details.

Comments

This is a high-quality Linn County farm located in a rapidly developing area along County Home Road.

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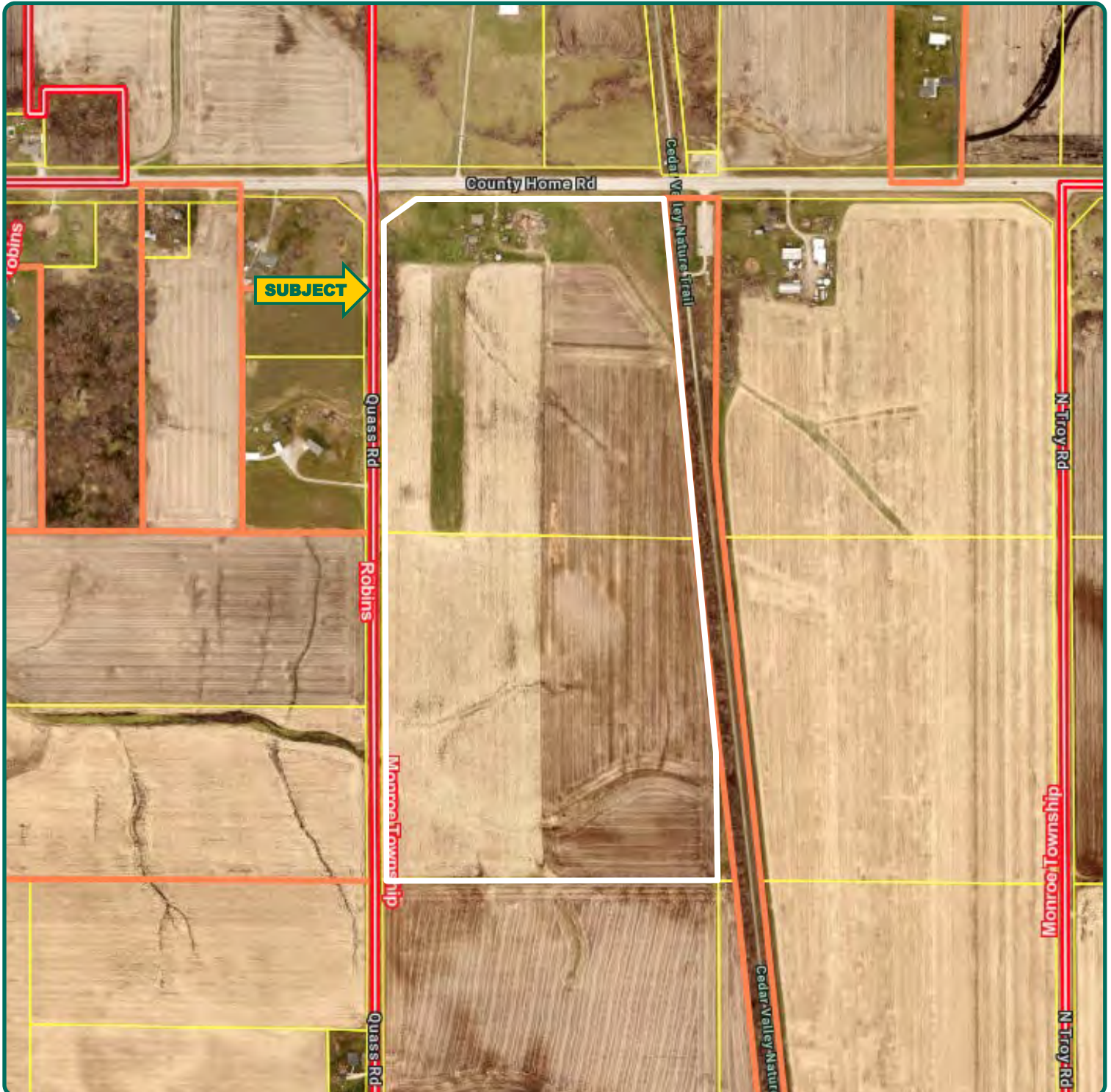
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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